

For Information

**Legislative Council Panel on Home Affairs
Open Space in Area 117, Tin Shui Wai**

Purpose

This paper briefs Members on our proposal to develop open space in Area 117, Tin Shui Wai. We plan to consult Public Works Subcommittee (PWSC) and Finance Committee (FC) on the proposed project on 8 February 2012 and 13 April 2012 respectively.

Background

2. The Government is committed to promoting the development of sport by making a wide range of facilities available to the community. To meet the demand for public facilities for football and rugby, the proposed project will provide an artificial turf pitch as well as other recreational facilities.

Location of Project Site

3. The project site occupies an area of about 2.5 hectares (ha) at the junction of Tin Wah Road and Wetland Park Road in Area 117, Tin Shui Wai, zoned as "Open Space" on the approved Tin Shui Wai Outline Zoning Plan No. S/TSW/12. The location plan, conceptual layout and artist's impression of the proposed project are at **Enclosures 1 and 2**.

Project Scope

4. The scope of the proposed project comprises -
- (a) an artificial turf pitch suitable for 11-a-side football or 15-a-side rugby with a covered spectator stand;
 - (b) a jogging trail;
 - (c) landscaped areas with sitting-out facilities;

- (d) a service building with toilet, changing and other ancillary facilities; and
- (e) carparking spaces, and a loading and unloading area.

Justifications

5. Currently, the Yuen Long District (including Tin Shui Wai), which has a population of about 586 500 people, has only two full-sized football pitches, one each at the Tin Shui Wai Sports Ground and the Yuen Long Stadium. The utilisation rate of these two venues has consistently reached 100% over the past three years. As these pitches are within sports grounds, they are frequently used for school sports days, inter-school and inter-district athletics matches, thus limiting the number of sessions that may be released for booking for football. The artificial turf pitch proposed to be provided by this project would help meet the significant demand for football pitches in the district.

6. In his 2010-11 Policy Address, the Chief Executive announced that the Government would strengthen support for the development of football in Hong Kong and would build new pitches and upgrade existing venues. The proposed project will contribute to this objective. In Yuen Long District, there are one professional Hong Kong Football Association (HKFA) First Division Team (Tin Shui Wai Pegasus), one HKFA Second Division Team sponsored by the Yuen Long District Council (YLDC) and four youth teams formed by the Yuen Long District Sports Association playing in the HKFA Youth Leagues. Besides, the district has a comparatively large number of young people. There is thus very keen demand for football training facilities in the district. The proposed artificial turf pitch will provide more usable sessions (270 sessions per month) than natural turf pitches (about 60 sessions per month) in meeting demand. It will also help Yuen Long District realise its strong potential for further developing football in the district and cater for the sporting needs of young people.

7. At present, there is no designated public rugby pitch in the New Territories. The nearest public rugby pitch is in Tai Hang Tung Recreation Ground in Kowloon which has a utilisation rate of 100%. The proposed artificial turf pitch would be suitable for rugby training and matches, thereby helping to meet the demand for rugby pitches in the New Territories.

8. The Hong Kong Planning Standards and Guidelines recommend a provision of about 117.3 ha of public open space for the current population of around 586 500 in Yuen Long District (including Tin Shui Wai), and there are about 103.3 ha of public open space in the district. The proposed project

would add 2.5 ha of open space to the existing provision, providing further quality public open space and recreational facilities in the district.

9. The project site is at the junction of Tin Wah Road and Wetland Park Road in northern Tin Shui Wai. It is within walking distance of Tin Sau Light Rail Station, and there are four secondary schools, two primary schools and two residential estates (Tin Ching Estate and Kingswood Villas) nearby. The provision of an artificial turf pitch and other recreational facilities at the project site would be welcomed by the students and residents in the vicinity.

Project Estimate and Implementation Plan

10. The estimated cost of the project is about \$232.3 million in money-of-the-day prices. Subject to funding approval by the FC, construction is expected to commence in August 2012 for completion in August 2014.

Public Consultation

11. We consulted the District Facilities Management Committee of YLDC on the scope of the proposed project in May and September 2008, and on the conceptual layout in March 2011. Members supported the proposed project and requested its early implementation.

12. The construction phases of the project may require temporary road closure and diversion of the footpaths leading to the nearby CCC Fong Yun Wah Secondary School and Chiu Yang Por Yen Primary School. We have consulted the affected schools, which have raised no objection. We will liaise closely with these schools to ensure the safety of the students during the construction of this project.







Way Forward

13. We plan to seek the support of the PWSC and funding approval from the FC on 8 February 2012 and 13 April 2012 respectively.

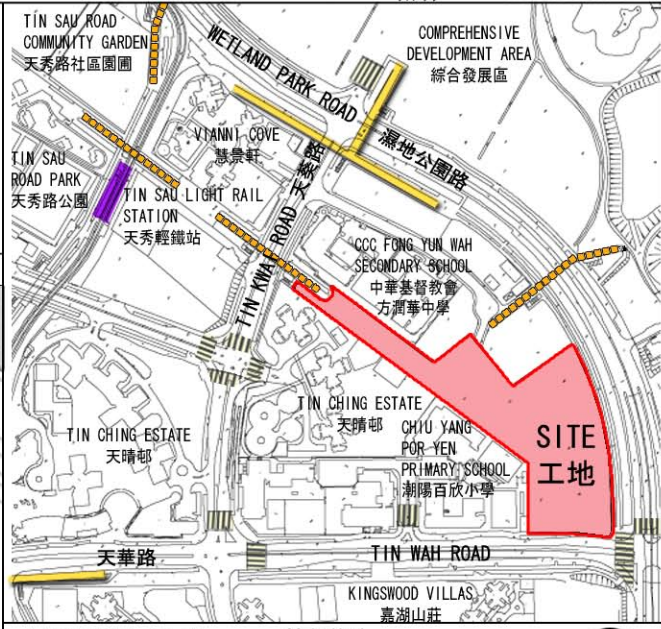
Advice Sought

14. Members are invited to note the proposed project. If Members wish to discuss the project, we will arrange with the Secretariat for discussion at a Panel meeting before we submit a proposal to the PWSC.

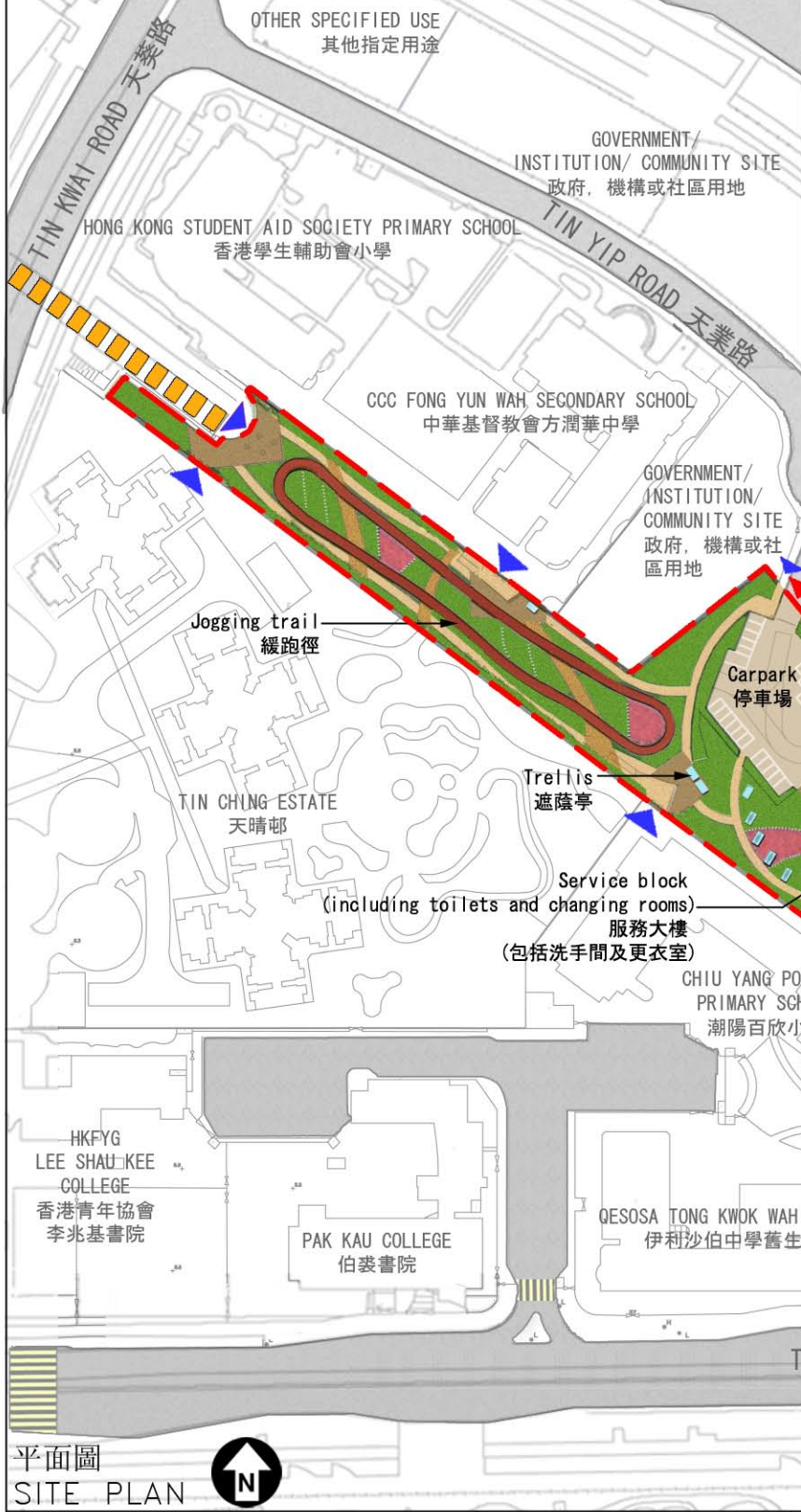
**Home Affairs Bureau
January 2012**

	Pedestrian Access 行人出入口		Vehicular Access 車輛出入口
	Existing Subway 現有行人隧道		Existing Footbridge 現有行人天橋
	Light Rail Station 輕鐵站		Existing Pedestrian Crossing 現有行人過路處


LEGEND 圖例



LOCATION PLAN 位置圖
SCALE 比例 1:8000



平面圖
SITE PLAN

TITLE 項目名稱 429RO OPEN SPACE IN AREA 117, TIN SHUI WAI 天水圍第117區休憩用地	DRAWN BY 繪圖 WINNIE HUI	DATE 日期 25.11.2011	DRAWING NO. 編號 AB/7819/101	SCALE 比例 1:2000
	APPROVED 覆核 ANTHONY LAM	DATE 日期 25.11.2011	 建築署 ARCHITECTURAL SERVICES DEPARTMENT	
OFFICE 辦事處 PROJECT MANAGEMENT BRANCH	工程策劃管理處			



東南面鳥瞰圖
 AERIAL VIEW FROM SOUTH-EASTERN DIRECTION
 (ARTIST'S IMPRESSION)

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